



PUTTERILLS

est. 1992



**Guide Price £575,000**

2 Holly Walk, Welwyn Garden City, Hertfordshire,  
AL8 7EJ

# PROPERTY SUMMARY

We proudly present this beautifully modernised four-bedroom family home, nestled in the highly sought-after Sherrards Wood area of Welwyn Garden City.

Offering spacious and versatile accommodation, the property features a stunning open-plan kitchen, dining and living space with bi-fold doors opening onto a secluded south-facing garden.

Thoughtfully designed with bespoke storage throughout, four well-proportioned bedrooms and stylish contemporary finishes, the home perfectly balances comfort and practicality.

Backing onto open fields and woodland, yet within walking distance of Monks Walk School and local amenities, this exceptional property offers an ideal setting for modern family living.























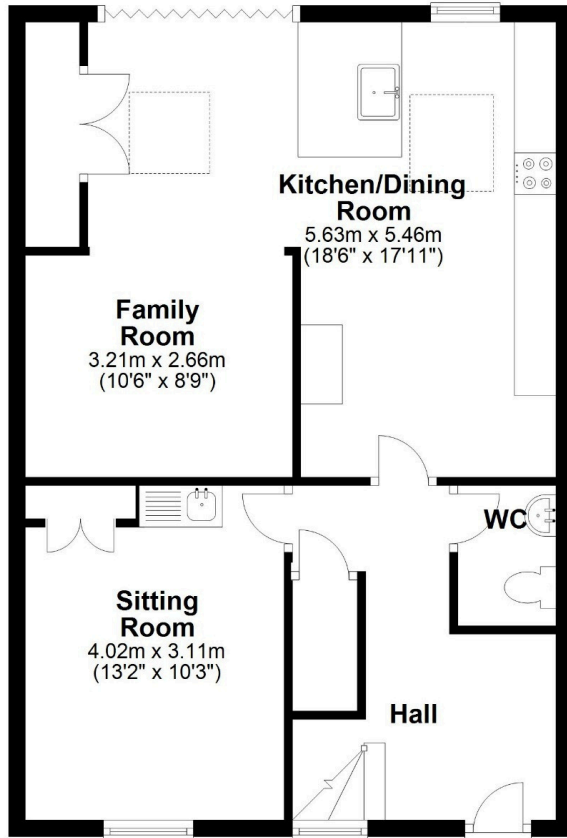
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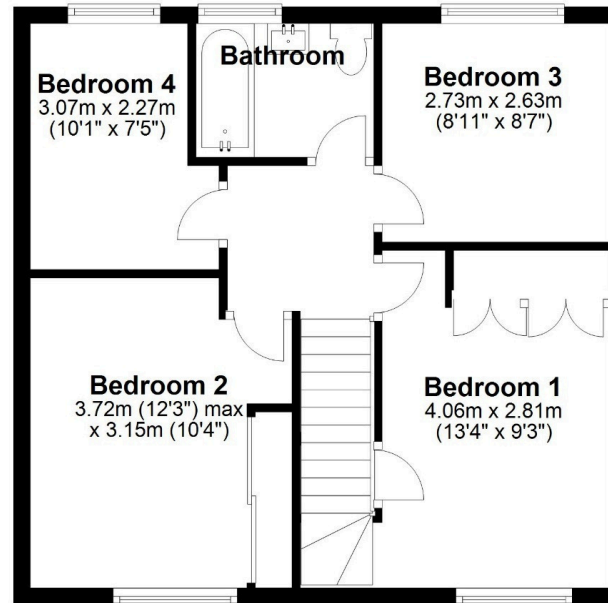
## Ground Floor

Approx. 61.1 sq. metres (657.9 sq. feet)



## First Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



LOCAL AUTHORITY  
Welwyn Hatfield

TENURE  
Freehold

COUNCIL TAX BAND  
D

VIEWINGS  
By prior appointment only

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 85   B    |
| 69-80                    | C             | 75   C  |           |
| 55-68                    | D             |         |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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